

HGY/2023/2257: 45 Cholmeley Crescent with reference to COL application for new gym at the top of the garden.

Highgate Conservation Area Advisory Committee objects to this application.

Our primary Objections are:

1. Adverse impact on Conservation Area:
 - 'Contemporary' glazing replacing garage doors and existing front door would cause harm to CA
 - Large area of paving unsightly (must be SUDS). Need indication of any alterations to front garden walls
 - New front steps should be softened. Only 3 small planters and one seems to be directly in front of bin store
 - Side lightwell would illuminate flank wall therefore unacceptable
2. Impact on neighbours
 - Impact on neighbours each side re rear extension and Juliet balcony - because of steep gradient may also affect neighbour in Somerset Gardens.
 - Need to see before/after changes in ground levels in rear garden
3. Risk of flooding
 - Risk of flooding from Upper Cholmeley Brook.
 - Additional risks for neighbours needs consideration
4. Impact on biodiversity
 - Any excavation/regrading in rear garden could impact biodiversity
5. Comments on design
 - Amended Juliet balcony to rear dormer - overlooking probably an issue.
 - Steep back garden so level with property behind in Somerset Gardens.
 - Angled fins to the glazing in the side wall of the extension to prevent overlooking neighbours on the other side. Given higher ground level of no. 45, impact on neighbours requires detailed consideration.
 - Bins and Bikes will go under front steps and porch.
 - Light well in the rear patio serving bedroom and music room in extended basement. Flooding risk not assessed
 - Existing garage becomes a study. Car would be parked in front. Three small planters though one seems to be directly in front of the bin store. No indication of an EV charging point.

From the DAS:

The main proposals can be split into three groups

1. Changes to the front of the property which include:

- replacement of existing steps
- resurfacing of driveway
- addition of purpose built storage for bicycles and bins
- alterations to fenestration of existing entrances

2. Rear extension

- Full width rear extension
- Extension to rear by 5m

3. Extension of basement

- Consolidates and extends the existing basement space
- Extends beneath the footprint of extended house
- Addition of lightwells to rear and side

Other changes include minor alterations and replacement of existing timber framed windows on a like for like basis, changes to side facing fenestration to serve the new staircase and removal of cover to side access.

"There are arch topped openings at both ground and basement level and the existing doors and windows to these openings are to be replaced with **more minimal contemporary glazing.**"

HCAAC's comments in detail are as follows:

1. Adverse impact on Conservation Area:
 - The DAS does not provide a justification for a 'more minimal contemporary glazing'. 'Contemporary' glazing replacing garage doors and existing front door would cause harm to Conservation Area. The front door must be retained together with the proportions of the existing windows on either side which should be sympathetic to the original Arts & Crafts' character and detailing
 - The proposed large area of paving would be unsightly and appears to be designed to accommodate several cars. All new paving must be SUDS.
 - Need indication of any alterations to front garden walls
 - New front steps should be softened. Only 3 small planters are indicated but one of those seems to be directly in front of bin store
 - The proposes side lightwell would illuminate flank wall and would therefore introduce artificial light in a 'dark zone' which unacceptable as seen from the street.

2. Impact on neighbours.

The examples of rear extensions in the DAS are not relevant, partly because some are some distance from the application site but, importantly, each application site involves different site conditions, particularly in Highgate where the terrain is very steep, whether in terms of the relationship with neighbouring properties or in relation to ground levels. In this case the relationships with the adjoining properties are unusual in both cases and a 'one-size-fits-all' consideration of the impact on neighbours simply does not apply in this case. Drawings showing levels in the rear gardens of properties either side, heights of existing fences, etc. as well as in relation to properties in Somerset Gardens are needed to ensure the planning authority can evaluate the impacts of the proposed development on neighbours. LPA should consider the impact on neighbours on both sides of the new rear extension, including steps from the new patio up to garden level. There is approx 450mm drop in eaves level down to neighbours on left as seen from the street. The gutters to the semi-detached pair are level. The plan of the rear extension follows the angled boundary so it extends behind the house with which no. 45 forms a semi-detached pair. A 5m extension would be unusually deep.

3. Risk of flooding

The site is very close to if not on the actual lines of the incipient Upper Cholmeley Brook. The Applicant has submitted a '*Geotechnical interpretation of the ground and groundwater conditions, to provide a ground movement assessment, as part of a Basement Impact Assessment for 45 Cholmeley Crescent*'. The Non Technical Study states: '*A basement impact assessment (BIA) has been undertaken for hydrogeology, surface water flood risk and land stability*' however there does not appear to be a Basement Impact Assessment as such.

".....The route of the Cholmeley Brook has been culveted as indicated in the Haringey Council Strategic Flood Risk Assessment. Draft report Feb 2015. Further assessment in the Groundsure Insights Report (Appendix C) has not identified the site as high risk of surface water flooding. However anecdotal information from the client has indicated in extreme wet weather surface water can impact on the rear of the property. "

We note from Table 7.3 there are outstanding matters under Q5, Q8 and notably Q13: "*A ground movement assessment will be undertaken to assess impact (Burland Damage Assessment) as a precaution for No. 43 and 47 Cholmeley Crescent.*"

"8.4.2 Mitigation for Queries 5 and 13 A ground movement assessment has been undertaken and is detailed in Sections 9 11. It has been determined that the Burland Damage Category for Nos. 43 and 47 Cholmeley Crescent is less than 1 or 'very slight'. A monitoring programme before, during construction and after is recommended."

"Ground movements resulting from underpinning are not well documented and there is no specific method for assessing their magnitude." These are addressed on P32 of the Report.

No information regarding ground re-grading in the rear garden or for the proposed garden building are taken into account.

Additional risks to neighbours' property is identified and although the assessment regarding Burland Scale shows ultimate damage falling with the Burland Scale we consider it would be prudent for Haringey Council to obtain independent advice on the complex situation. Such a study should include a wider assessment of existing and proposed ground water flows.

4. Impact on biodiversity

Any excavation/regrading in rear garden could impact biodiversity. Full drawings showing existing and proposed levels are required to allow Haringey's sustainability and ecology officers to assess the impact of the proposals.

5. Comments on design

- See comments re. change to 'contemporary glazing
- Details of front wall treatment required
- Although proposed relationship of front steps would be an improvement on the existing the appearance from the Crescent in detail they would be utilitarian in terms of areas of brickwork and unsympathetic railings
- Bins and bikes would be located under the front steps and porch however note that there is a planter shown directly in front of the bin store. Loss of a planter would impact the lack of planting further. Landscape design should have greatly increased areas of planting, essential to the character of this part of the Highgate Conservation Area.
- The existing garage becomes a study. Car would be parked in front possibly with space for further vehicles. No indication of an EV charging point.
- Light well in the rear patio serving bedroom and music room in extended basement. Flooding risk not assessed.
- Amended Juliet balcony to rear dormer: overlooking is probably an issue. The steep back garden with a 4m difference in level from the patio to the rear boundary results in the balcony being level or possibly higher in relation to the property behind in Somerset Gardens
- Angled fins to the glazing in the side wall of the extension to prevent overlooking neighbours on the other side. Given higher ground level of no. 45, impact on neighbours requires detailed consideration.